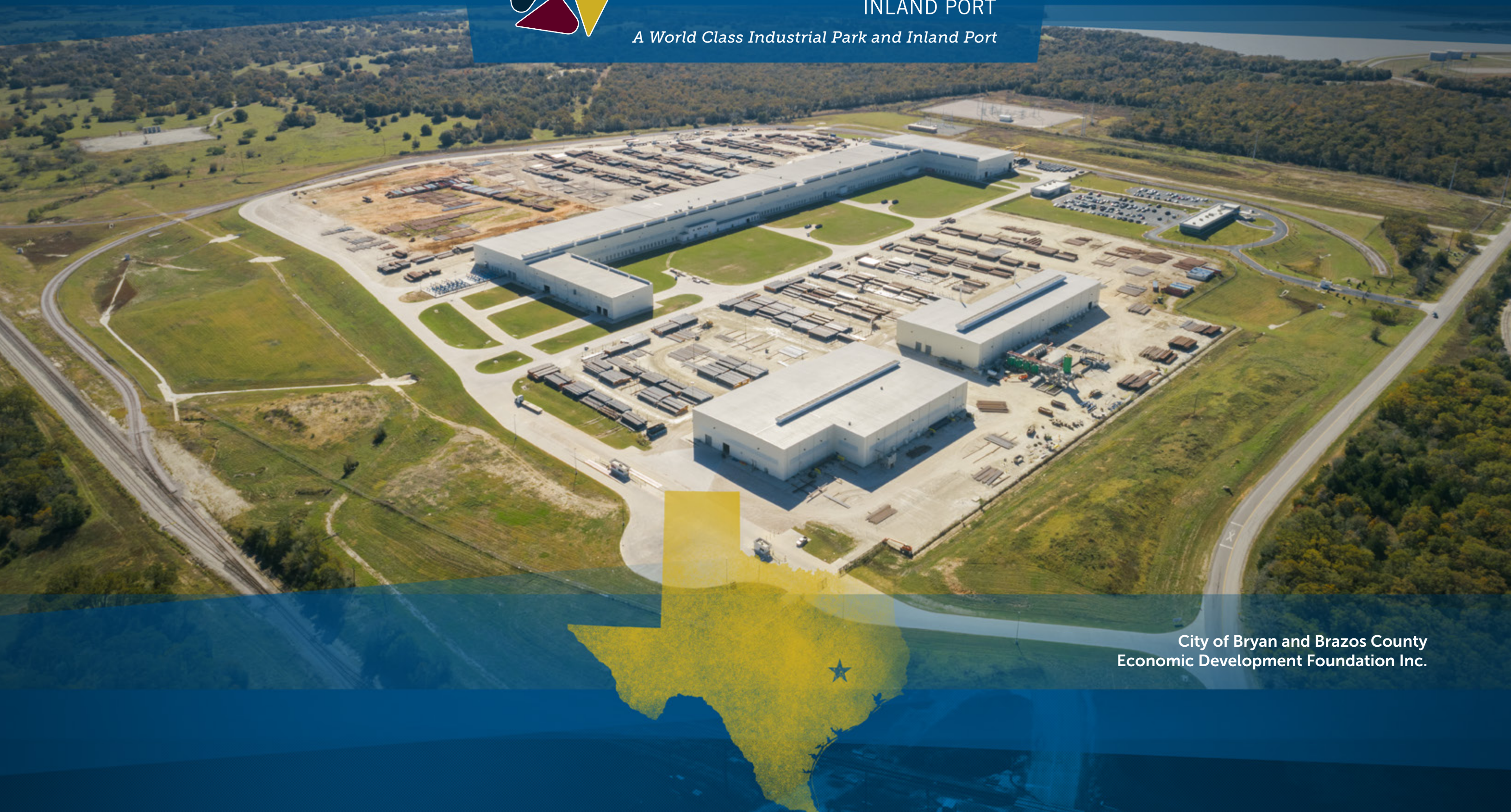




TEXAS TRIANGLE PARK

INLAND PORT

A World Class Industrial Park and Inland Port



City of Bryan and Brazos County
Economic Development Foundation Inc.

Connectivity throughout the State of Texas

- Strategically located in the most dynamic U.S. market - the Texas Triangle that is Dallas, Fort Worth, Houston and San Antonio - boasting connectivity to over 70% of the entire population of Texas within a 3-hour drive.
- With direct access to the Port of Houston, multi-class rail and transportation network, Texas Triangle Park Inland Port serves as an inland gateway to North America's Southwest region.

At the Center of the
TEXAS TRIANGLE



AUSTIN



DALLAS / FORT WORTH



HOUSTON



SAN ANTONIO



BRYAN / COLLEGE STATION

INFRASTRUCTURE DATA

- 726 Acres - Developed and owned by the City of Bryan and Brazos County Economic Development Foundation Inc.
- City of Bryan utilities service the park.
- Bryan Texas Utilities (BTU) is the electric utility service provider.
- Dual redundant electrical feeds into the Park.
- Located within ¼ mile of the Dansby Power Plant owned by the City of Bryan.
- Natural Gas is available in the Park provided by Atmos Energy Corporation.
- Short line service available on both sides of the UP Main line.
- Rail switches scheduled to be installed in 2018 to serve 450 acres in the Park.
- Park located adjacent to State Highway 6 serviced by heavy haul county road.
- The Park is in a Foreign Trade Zone area with a Inland Port designation.



ROAD

RAIL

WORKFORCE



BLINN COLLEGE - BRYAN, TEXAS

[78,000]

students attending Texas A&M University and Blinn College – **68,000 Texas A&M alone.**

[12,000]

Engineering students at Texas A&M University with goal to have **25,000 students in 2025.**

Location	2016 Population	2021 Population	5 Year Growth Rate
College Station - Bryan MSA	249,266	266,693	7.0%
60-miles	1,525,881	1,682,106	10.2%
90-miles	6,690,113	7,492,428	12.0%

TEXAS A&M UNIVERSITY - COLLEGE STATION, TEXAS



GLOBAL REACH

With timely access to four different international airports that provide non-stop, direct flights to destinations across the world, Bryan is perfectly located to serve your travel needs.

International Airports

Austin-Bergstrom International Airport (AUS)

Austin, TX
Distance: 97 miles
Drive Time: 1 hr 40 m

George Bush-Intercontinental/Houston Airport (IAH)

Houston, TX
Distance: 105 miles
Drive Time: 1 hr 39 m

San Antonio International Airport (SAT)

San Antonio, TX
Distance: 160 miles
Drive Time: 2 hr 41 m

Dallas-Fort Worth Airport (DFW)

Dallas, TX
Distance: 191 miles
Drive Time: 2 hr 53 m

Regional Airports

Easterwood Airport, owned by Texas A&M University, offers global air service access to visitors as well as citizens of the Brazos Valley.

Easterwood Airport

College Station, TX
Distance to Texas A&M University: 4.4 miles
Distance to Blinn College-Bryan Campus: 6.3 miles
Distance to RELLIS Campus: 7.8 miles

Coulter Field, owned and operated by the City of Bryan, provides 100LL and Jet A fuel, private hangar access, and other full service amenities for general and corporate aviation.

Coulter Field

Bryan, TX
Distance to Texas A&M University: 9.7 miles
Distance to Blinn College-Bryan Campus: 5.1 miles
Distance to RELLIS Campus: 10.9 miles



AVAILABLE INCENTIVES AND PROGRAMS

Freeport Exemption

Brazos County and the cities of Bryan and College Station offer the Freeport exemption for various types of goods that are detained in Texas for a short period of time. Freeport property includes goods, wares, merchandise, ores, and certain aircraft and aircraft parts. Freeport qualifies for an exemption from ad valorem taxation only if it has been detained in the state for 175 days or less for the purpose of assembly, storage, manufacturing, processing, or fabricating.

Chapter 313 Agreement

A Chapter 313 agreement provides for an appraised value limitation by the Bryan Independent School District or College Station Independent School District with the taxpayer (project). In order for the project to be eligible for a value limitation, new property and new jobs must be created. For more information on Chapter 313, click [here](#).

Foreign Trade Zone 84 - Site 26

Texas Triangle Park - Inland Port is designated through Port Houston as Foreign Trade Zone (FTZ) 84 - Site 26. Goods and unfinished products shipped directly to a FTZ are exempt from duty payments.

Property Tax Abatement Program Chapter 380 and 381 Agreements

Chapter 380 of the Local Government Code provides legislative authority to the Cities of Bryan and College Station for property and sales tax rebates, grants or loans of city funds or services to promote economic development. Chapter 381 Agreements are utilized by Brazos County, Texas for the same purpose. Chapter 380 and 381 agreements can be used in tandem for the same project.

State of Texas Incentives and Programs

Texas Enterprise Fund

The Texas Enterprise Fund (TEF) offers a special incentive to choose Texas. The TEF might help you make your decision. The fund is a cash grant used as a financial incentive tool for projects that offer significant projected job creation and capital investment and where a single Texas site is competing with another viable out-of-state option. For more information, click [here](#).

The Texas Enterprise Zone Program

This economic development tool allows local communities to partner with the state of Texas to encourage job creation and capital investment in economically distressed areas. Local communities can nominate a new or expanding business as an "enterprise project." Approved projects are eligible to apply for state sales and use tax refunds on qualified expenditures. The level and amount of refund depends on the capital investment and jobs created at the qualified business site. For more information click [here](#).

Texas Skills Development Fund

The Skills Development Fund is Texas' premier job-training program providing local customized training opportunities for Texas businesses and workers to increase skill levels and wages of the Texas workforce. The Texas Workforce Commission administers funding for the program. Success is achieved through collaboration among businesses, public community and technical colleges, Workforce Development Boards and economic development partners. For more information, click [here](#).

Texas R&D Tax Credit

Texas House Bill 800 created tax incentives aimed at encouraging companies to conduct research and development activities in Texas. The bill is effective from January 1, 2014 to December 31, 2026. Key differentiator when company contracts with Texas A&M University (TAMU) is that the taxpayer receives the franchise tax credit at the higher rate AND the state and local sales tax exemption on purchases.

Texas Capital Fund Administered by the Texas Department of Agriculture

This fund supports rural business development, retention and expansion by providing funds for public infrastructure, real estate development, or the elimination of deteriorated conditions.



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CITY OF BRYAN
The Good Life, Texas Style.™

BRAZOS ★ COUNTY
THE STATE OF TEXAS